



BECNHMARKING PUBLIC BUILDINGS

REQUEST FOR PROPOSALS

Issue Date: October 19, 2015

Response Due: December 14, 2015

**Michigan Energy Office
Michigan Agency for Energy
7109 W. Saginaw Highway
Lansing, MI 48917**

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BECNHMARKING PUBLIC BUILDINGS

Request for Proposals

PART I

GENERAL INFORMATION

I-A Purpose

The Michigan Energy Office (MEO) is offering grants to benchmark energy and water consumption in public buildings. The purpose of this grant is to reduce energy and water waste by providing objective and reliable information on the building's utility use. The program will enable building owners to identify low performing buildings and will assist them in prioritizing improvements, and help them in building the business case for implementing energy conservation measures. Energy efficiency projects involving benchmarked buildings may receive preference for future state/federal incentives, grants or other assistance since it will be easy to measure and verify energy and cost savings pre- and post-project implementation.

Buildings eligible under this program include, but are not limited to, any public schools, municipal buildings, churches and congregations located in Michigan. Applicants are required to submit commitment letters from the building owners for the buildings they intend to benchmark under this program.

Note: Results of this benchmarking initiative, including but not limited to, ENERGY STAR score, utility cost per hour and energy use index (EUI) of participating buildings may be published on the MEO website or any other webpage designated by the MEO.

I-B Grant Award

A total of \$150,000 in funding is expected to be available. The MEO expects to award multiple grants under this program and the award amount will be based on the number of buildings benchmarked. Applicant(s) must provide a complete Budget using the [Approved Budget Form](#) (See Section IV-B). Budgets must be itemized and be accompanied by a budget narrative which adequately describes each budget category.

All applicants must provide a **minimum match equal to one hundred percent (100%)** of the total requested grant funds (a.k.a "State share"). Match may be in the form of cash or in-kind goods and services. The sum of the State share plus the Recipient share of allowable costs will equal the total allowable project cost (see Section IV-B).

The Michigan Energy Office (MEO) will award funds to applicants that agree to the terms set forth in this RFP and the [Grant Agreement](#). The MEO, on behalf of the Michigan Agency for Energy (MAE) and the Department of Licensing and Regulatory Affairs (LARA), may negotiate the scope of work, budget, reporting periods, report format, and reporting content. All other requirements are non-negotiable. Funds must be expended by July 15, 2016.

I-C Eligibility Requirements

Any small business (fewer than 500 employees) or private non-profit entity with proven experience benchmarking public buildings, which is physically located in Michigan, is eligible to apply. (See Sections III-G, III-H, and the Grant Agreement for additional requirements).

I-D Issuing Office and Point of Contact

This Request for Proposals (RFP) has been issued by the MEO. Questions that arise as a result of this RFP must be submitted to the MEO by email only. Telephonic questions cannot be answered. All questions must be submitted on or before 5:00 PM, October 30, 2015. All questions regarding this solicitation should be directed to:

Mathew Thomas at thomasm28@michigan.gov

I-E Changes to the RFP and Responses to Questions

Written answers to questions, changes, and/or clarifications will be posted at: Michigan Energy Office Request for Proposals website. http://michigan.gov/energy/0,4580,7-230-72052_72054_73823---,00.html by November 4, 2015

I-F Pre-proposal Conference

No pre-proposal conference will be held for this RFP. Any inquiries should be submitted as outlined in Section I-D.

I-G Proposals

To be considered, applicants must submit a complete response to this RFP, addressing the Work Statement provided in Part III and using the format and attachments provided in Part IV. An original signature copy plus two additional hard copies and one electronic copy – a total of four copies – of each proposal must be submitted to the Issuing Office. A PDF document of the signed proposal must be submitted to the RFP Issuer. An electronic copy may be emailed to the RFP Issuer or submitted as a PDF document saved to a USB drive. Proposal must be original and cannot be funded in part or whole by another entity without the MEO's consent. An official who is authorized to bind the applicant to its provisions (an "Authorized Negotiator") must sign the proposal. For this RFP, the proposal must remain valid for at least sixty (60) calendar days.

I-H Response Date

Proposals must arrive at the Issuing Office by 4:00 PM on December 14, 2015. Mail or hand deliver hard copy proposals to: Mathew Thomas, Michigan Energy Office, Michigan Agency for Energy, 7109 W. Saginaw Highway, Lansing, MI 48917. Applicants mailing proposals should allow normal delivery time to ensure timely receipt of their proposal. Electronic copy proposals may be emailed to Mathew Thomas at thomasm28@michigan.gov. Proposals must be submitted as complete documents. Additional information pertaining to the proposal received after the due date and time will not be accepted.

I-I Oral Presentation

Applicants may be required to make an oral presentation of their proposal to the State. These presentations provide opportunity for the applicant to clarify the proposal to ensure

thorough mutual understanding. The Issuing Office will schedule these presentations as necessary.

I-J Project Clarifications/Revisions

During the proposal review process, applicants may be contacted for clarification and for the purpose of negotiating changes in project activities, timetables, and budgeted costs. The Issuing Office reserves the right to award funds for an amount other than that requested and/or request changes to, or clarification of, the proposed project.

I-K Rejection of Proposals

The MEO reserves the right to reject any and all proposals received as a result of this RFP, or to negotiate separately with any source whatsoever in any manner necessary to serve the best interest of the State and MEO. The MEO will not award a grant solely on the basis of any response made to this request or otherwise pay for the information solicited or obtained.

I-L Acceptance of Proposal Content

The contents of this RFP and the proposal of the selected applicant become grant obligations if a grant award ensues. Failure of the selected applicant to accept these obligations shall result in cancellation of the award.

The successful applicant(s) will be required to accept all terms and enter into a Grant Agreement with the State within 45 calendar days of being notified of funding availability. The Agreement consists of standard contract language, applicant's work plan, timetable, and budget information, a compensation clause that adheres to guidelines in this solicitation, and terms and conditions that outline additional requirements.

I-M Incurring Costs

The State and the MEO is not liable for any costs incurred by an applicant prior to issuance of a grant agreement.

I-N Economy of Preparation

Proposals should be prepared simply and economically, providing a straight-forward, concise description of the applicant's ability to meet the requirements of the RFP. Professional bindings, colored displays, promotional materials, and so forth, are not desired. Emphasis should be on completeness and clarity of content.

I-O News Releases

News releases (including promotional literature and commercial advertisements) pertaining to the Grant or project to which it relates must not be made without prior written State approval, and then only in accordance with the explicit written instructions of the State.

I-P Disclosure of Proposal Contents

All information in a bidder's proposal and any Grant resulting from this RFP is subject to the provisions of the Freedom of Information Act, 1976 Public Act No. 442, as amended, MCL 15.231, et seq.

I-Q Davis-Bacon Act Requirements

The Davis-Bacon Act requires that all laborers and mechanics that are non-government employees receive prevailing wages. This requires that the Department of Labor (DOL) wage rate report is included with agreements that are affected by the Davis-Bacon Act requirement. If applicable, all positions that are related to an agreement subject to the Davis-Bacon Act must be classified accordingly. Weekly time reporting requirements and necessary forms are listed in the Grant Agreement, Addendum to Part II. Detailed information about the Davis Bacon Act can be found here:

<http://www.dol.gov/compliance/guide/dbra.htm>

I-R Copyrighted Materials

See Section 3.11 of the Grant Agreement for a summary of intellectual property provisions.

I-S Prime Applicant Responsibilities

The selected applicant will be required to assume responsibility for all grant activities offered in the proposal whether or not that applicant performs them. Further, the State and MEO will consider the selected applicant (Recipient) to be the sole point of contact with regard to grant matters, including but not limited to payment of any and all costs resulting from the anticipated grant. If any part of the work is to be subcontracted, the Recipient must notify the MEO and identify the subcontractor(s), including firm name and address, contact person, complete description of work to be subcontracted, descriptive information concerning subcontractor's organizational abilities, Federal Employer Identification Number (FEIN), DUNS number, and/or state license number. The State and MEO reserves the right to approve subcontractors for the project and to require the Recipient to replace subcontractors found to be unacceptable. The Recipient is totally responsible for adherence by the subcontractor to all provisions of the Grant. For additional information, see Section 2.2 of the Grant Agreement for a summary of delegation provisions.

I-T Partner Responsibilities

Organizations partnering with selected applicant(s) must comply with the requirements of the solicitation and will be held to the same standards as prime applicants (See Section I-S).

PART II

SELECTION CRITERIA

All proposals received shall be subject to an evaluation by the MEO. The evaluation will be conducted in a manner appropriate to select the applicant(s) for the purpose of entering into a Grant Agreement to perform the proposed project within the established timeline. Initial screening of the applications will be conducted to ensure applicants and projects meet all eligibility requirements.

Proposals failing to meet the eligibility requirements described in Sections I-C, III-G, and III-H that do not comply with the requirements of the Grant Agreement and/or which are incomplete, will be rejected automatically. Proposals meeting the eligibility requirements will be evaluated according to the scoring criteria and weighting factors below. Applicants may be asked to make oral presentations before a final decision is made.

Total maximum points is 100.

Proposal Quality and Completeness of Work Plan, Timeline, and Budget (20 Points)
Proposals will be evaluated based on the level of detail and overall quality of information contained within the proposal documents – particularly the Work Plan, Timeline, and Budget.

Experience of Organization/Project Team (20 Points)
Proposals will be evaluated on the experience and qualifications of the organization and project team in carrying out related projects.

Project Feasibility and Impact (20 Points)
Projects will be evaluated on their likelihood of success and feasibility to achieve the purpose, outcomes, and tasks required by this RFP within the established timeframe. Anticipated short and long-term impacts will also be evaluated.

Number of Buildings and Square Footage Benchmarked (30 Points)
Proposals will be evaluated based on the total number and square footage of buildings benchmarked and the cost of benchmarking (\$/building).

Program Priorities (10 Points)
Projects incorporating the program priorities of the Michigan Energy Office, Benchmarking Public Buildings grant program (see Part III, Section III-F).

PART III

WORK STATEMENT

III-A Purpose

The Michigan Energy Office (MEO) is offering grants to benchmark energy and water consumption in public buildings. The purpose of this grant is to reduce energy and water waste by providing objective and reliable information on the building's utility use. The program will enable building owners to identify low performing buildings and will assist them in prioritizing improvements, and help them in building the business case for implementing energy conservation measures. Energy efficiency projects involving benchmarked buildings may receive preference for future state/federal incentives, grants or other assistance since it will be easy to measure and verify energy and cost savings pre- and post-project implementation.

Buildings eligible under this program include, but are not limited to, any public schools, municipal buildings, churches and congregations located in Michigan. Applicants are required to get commitment letters from the building owners for the buildings they intend to benchmark under this program.

NOTE: The State reserves the right to award funds for an amount other than that requested and/or request changes to, or clarification of any and all proposals received as a result of this RFP. Also, results of this benchmarking initiative, including but not limited to, ENERGY STAR score, utility cost per hour and energy use index (EUI) of participating buildings may be published on the MEO website or any other webpage designated by the MEO.

III-B Problem Statement

Each year, Michigan building owners pay millions of dollars in unnecessary energy and water costs due to inefficiencies in their buildings. In order to reduce energy and water waste, the building owners should first identify the amount of resources being consumed in their buildings. Benchmarking is the starting point for this process because 'you can't manage what you don't measure'. Without benchmarking, building owners wouldn't know how their building is performing when compared to similar buildings nor would they be able to quantify or verify energy and water savings after building improvements are made.

III-C Objectives

The objectives of the Benchmarking Public Buildings grant program, this RFP, and projects funded hereunder are:

1. Reduce energy and water waste in public buildings by benchmarking energy and water consumption.
2. Increase general awareness of energy efficiency among building owners and communicate the benefits of building improvements.

3. Assist building owners in prioritizing poorly performing buildings for immediate improvement and help them in developing a business case for implementing energy conservation measures.

III-D Tasks

Applicants must clearly and succinctly explain how they will accomplish each required task below, which must be completed during the grant period. Applicants are encouraged to design additional tasks that address the expressed needs of the program and the State, but also capitalize on the strengths of the applicant.

1. Obtain authorization from the organizations listed in the Buildings & Cost Summary Sheet (see link and instructions below) to release their utility use information, including but not limited to, ENERGY STAR score, utility cost per hour and energy use index (EUI) on the MEO website or any other webpage designated by the MEO.
2. Collect all necessary information for the buildings and create a U.S. EPA ENERGY STAR Portfolio Manager Account for each organization listed in the Buildings & Cost Summary Sheet.
3. Input each organization/building's monthly energy and water consumption and cost data for the last twenty-four (24) months into Portfolio Manager.
4. Benchmark buildings using ENERGY STAR Portfolio Manager Tool.
5. Share the building and energy information of each organization with the State of Michigan master account or any other Portfolio Manager account designated by the Michigan Energy Office.
6. Provide user name and password for each organization's Portfolio Manager Account to the Energy Office.
7. Submit progress and financial status reports as outlined in the Grant Agreement.
8. Submit a comprehensive final report and final payment request as outlined in the Grant Agreement.

NOTE: Proposals should include commitment letter(s) from the building owners who are interested in having their buildings benchmarked. The commitment letter should clearly indicate that the organization is willing to share utility data for the last 24 months and should list the number of buildings and the total square footage it needs benchmarked. Applicants should complete the [buildings & cost summary sheet](#) based on the information provided in the commitment letter.

The Buildings & Cost Summary Sheet is available here:

http://www.michigan.gov/documents/energy/Buildings_Summary_Sheet_501673_7.xlsx

III-E Areas of Interest

1. N/A

III-F Program Priorities

To better allow the MEO to achieve the goals and requirements of the Benchmarking

Public Buildings grant program applicants are encouraged to consider and incorporate the following funding priorities within their proposals to the fullest extent possible:

1. Increasing accessibility to renewable energy and/or energy efficiency and the associated benefits for a broad range of end-users.
2. Strategic deployment of renewable energy and/or energy efficiency across the state that leverages regional strengths and opportunities.
3. Cultivating public-private partnerships and knowledge-sharing to expand the impact of renewable energy and/or energy efficiency projects and related best practices.
4. Increasing opportunities for business investment, talent enhancement, state branding, and community vitality.

NOTE: The MEO reserves the right to award funds for the purpose of achieving an optimal range of energy efficient and/or renewable energy technology projects, and to assure projects demonstrate their unique contribution and are not duplicative, or effectively duplicate, previously funded projects of State services.

III-G Eligible Projects

For purposes of this RFP, the following types of entities are eligible to apply: Any small business (fewer than 500 employees) or private non-profit entity with proven experience benchmarking public buildings, which is physically located in Michigan, is eligible to apply.

Buildings eligible under this program include, but are not limited to, any public schools, municipal buildings, churches and congregations located in Michigan. Applicants are required to get commitment letters from the building owners for the buildings they intend to benchmark under this program. Impacted buildings must be occupied and should have long range plans of continued use.

III-H Ineligible Projects

1. Projects deemed illegal under the law or inappropriate under contract management standards.
2. Projects considered scientifically unsound or significantly increase risks to workers and/or the public.
3. Projects that will not be conducted in Michigan.
4. Projects involving demonstration of non-commercially available equipment and technologies. This also includes projects involving the purchase of equipment to conduct research, development, or demonstration of energy efficient or renewable energy technologies that are not commercially available.

5. Projects not directed to or lacking significant onsite energy efficiency and/or renewable energy benefits.
6. Projects that cannot be shared with or have restricted transferability to other entities in Michigan.
7. Projects requiring an environmental assessment study under the National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. Section 4321 et seq.) unless the applicant can show proof of the Department of Energy's approval of the project.

PART IV

INFORMATION REQUIRED FROM APPLICANTS

Applicant(s) must complete the Worksheet in Section IV-A and attach the materials listed below. Applicant(s) must submit three hard copies and one electronic PDF copy of their application. Please note, no other worksheet or facsimile will be accepted. The hard copy worksheet must have an original signature.

NOTE: The following information must be submitted by all applicants to be considered.
Failure to attach/include the requested information will result in the rejection of the proposal.

1. Proposal Worksheet (see link and instructions below)
2. Approved Budget Form (see link and instructions below)
3. Detailed Timeline – timeline for successfully completing each required task, including key sub-tasks and critical decision points to be undertaken during the grant.
4. Buildings & Cost Summary Sheet with total number of buildings and square footage.
http://www.michigan.gov/documents/energy/Buildings_Summary_Sheet_501673_7.xlsx
5. Letter(s) of Support / Commitment from Partner Organization(s). The commitment letter should clearly indicate that the organization is willing to share 24 months of utility data and should list the number of buildings and the total square footage it needs benchmarked.
6. An acknowledgement indicating that the applicant has registered as a vendor with the State of Michigan on Contract and Payment Express (C&PE). If you are an existing vendor and have an account in C&PE, please verify that all your account information is correct. If not, please use the C&PE website to register. This web site is for the exclusive use of the vendors and individuals intent on doing business with the State of Michigan and allows you to be paid in the event that you are awarded a contract. Your registration may take up to two weeks to be processed.
<https://mainfacsp.dmb.state.mi.us/payee/servlet/us.mi.state.eft.WelcomeServlet>
7. Applicant Organizational Chart – organizational chart detailing the management structure of the applicant organization.
8. Parent Organizational Chart (if applicable) – organizational chart detailing the management hierarchy of the Parent Organization, and its relationship to the applicant organization.
9. Partner Organizational Chart (if applicable) – organizational chart detailing the management hierarchy of the Partner Organization, and its relationship to the applicant organization. Attach an organizational chart for each Partner Organization.
10. Contact Information and Resumes of Personnel Listed in Budget.
11. Most recent copy of the A-133 or outside audit (IF an A-133 or outside audit has been completed) OR the most recent financial statements (balance sheet and income statement).
12. Additional Information and Comments (if applicable)
13. State Historic Preservation Office (SHPO) Section 106 Review Form [Attachment 1] (see link and instructions below)

14. National Environmental Policy Act (NEPA) Form [Attachment 2] (see link and instructions below)

Please see instructions below for additional information:

IV-A Proposal Worksheet

Complete the Proposal Worksheet and attach additional sheets as necessary. Use the appropriate section headers when continuing answers on additional sheets. Please ensure that all text entered into the Proposal Worksheet fields is visible (i.e. not cut off) upon printing. ***Also, please note that Adobe Reader 8 or higher is required in order to SAVE TEXT entered in the form. The latest version of Adobe Reader can be downloaded from www.adobe.com for free. It is recommended that applicants test the ability to save the form with text entered before entering a large amount of information into the form.***

The Proposal Worksheet is available here:

<http://www.michiganbusiness.org/MEO-Proposal-Worksheet/>

IV-B Approved Budget Form

1. Applicant(s) must use the **Approved Budget Form** available here:
http://www.michigan.gov/documents/mdcd/Approved_Budget_Form_398684_7.xls.
All budget categories must be addressed. Please use “N/A” or “None” to indicate there are no costs associated with a given budget category.
2. The following costs are **disallowed**: sick pay, holiday pay, payroll taxes, vehicles, computers, real property (e.g. land and buildings) parking, tuition reimbursement/remission, vehicle allowance, car rental, subscriptions, dues, memberships, and repair of buildings and structures.
3. All applicants must provide a **minimum one hundred percent (100%) match** of the total requested grant funds (aka “State share”).
4. The sum of the State share plus the recipient share of allowable costs will equal the total allowable project cost.
5. Personnel – include all staff performing work on the project. For each staff person, provide their name, job title, annual salary/wages, and percent of time dedicated to the grant project. *NOTE: The state may require Davis Bacon Act or prevailing wage rates to be paid.* Detailed information about the Davis Bacon Act can be found here:
<http://www.dol.gov/compliance/guide/dbra.htm>
6. Fringe Benefits – allowable benefits typically include health insurance, dental insurance, and optical insurance. For each listed staff person, provide their fringe benefit rate, and confirm their annual fringe benefit cost. Note, applicant(s) will be required to detail/justify the fringe rates given in their proposed budget prior to an agreement being finalized.
7. Contractual Services – include all anticipated service contracts required for the project. Provide the vendor or contract name, the service to be provided, and the dollar amounts to be paid using grant funds and/or matching funds.
8. Supplies & Materials – include items costing less than \$5,000 per unit. Provide the item,

- unit cost, and quantity of units. Confirm the matching funds amount, if applicable.
9. Equipment – include items costing \$5,000 or more per unit and having a useful life of one year or more. Provide the item, unit cost, quantity of units, and the dollar amounts to be paid using grant funds, and/or matching funds.
 10. Other Direct Costs - include all other known direct costs not otherwise categorized or disallowed. Provide the title/name and the cost of each item/service listed.
 11. Travel – include all mileage, lodging, meals, and other known travel costs. Provide travel costs separately as mileage, lodging, meals, and other known travel costs. State of Michigan travel rates must be used for all travel expenses and out-of-state travel must be directly related to the grant project and approved by the State Energy Program Manager. State of Michigan Travel Rates are posted by the Michigan Department of Technology, Management & Budget. Use the rates provided here: http://www.michigan.gov/dtmb/0,4568,7-150-9141_13132---,00.html
 12. Indirect Rate – Provide the indirect rate (up to 20% maximum) used by applicant's organization as a percentage of total personnel and fringe benefits. Confirm the resulting dollar amount for grant funds. **Note: applicant(s) will be required to detail/justify their indirect rate given in their budget prior to an agreement being finalized.**
 13. Totals – confirm the total dollar amounts for each listed line item and each column.

Additional Budget Information:

1. At such time that proposals are approved by the MEO, modifications of proposals may be necessary. If the MEO does not award the total amount requested in the original proposal, selected applicant(s) will be required to submit a revised proposal for the purpose of entering into a Grant Agreement. For those receiving less than requested in their proposals, the proportion of direct costs to indirect costs will remain the same as in their original request. New line items to the revised budget are not allowed.
2. Selected applicant(s) assumes the responsibility for ensuring the grant project is performed within the established timeline.
3. Selected applicant(s) assumes the responsibility of ensuring all unexpended grant funds are returned to the State of Michigan at the end of the grant period.
4. If the entire State share of the grant award is expended, the entire in-kind and/or matched funds must be spent and supported by source documentation. If the entire State share of the grant award is not spent, the in-kind and/or matched funds may be reduced proportionately by the percentage of the grant award not spent.
5. Indirect costs *must be proportionately reduced* if the selected applicant(s) does not expend the entire grant award by the end of the grant term. The adjustment for the reduction shall be calculated by determining the percentage of the grant not spent. This percentage is the amount to be reduced from the indirect costs total. Indirect costs shall be based on a percentage of the budget line items listed under the State share column. Indirect costs must be utilized for this grant within the established timeline.
6. Selected applicant(s) may not commingle award funds with current or future awards received from the SEP. Financial assistance from each funding source must be managed, reported, and accounted for separately from all funding sources.
7. Should selected applicant(s) cease business operations or dissolve the program established under the grant agreement, existing capital must be returned to the State of

Michigan.

8. The State and MEO anticipate the grant period will start January 15, 2016 and will end on July 15, 2016.

IV-C State Historic Preservation Office (SHPO) Section 106 Review Form (Attachment 1)

If the applicant is conducting ground-disturbing activity or work on a building(s) that is/are at least fifty years of age or older, applicant must complete in full the State Historic Preservation Office Application for Section 106 Review. The review process must be completed prior to the expenditure of federal funds. No project that results in an adverse effect to a historic property will be considered for funding. Projects may be modified to avoid adverse effects. **Submit this form with your proposal to the Michigan Energy Office. The MEO will review and forward to the State Historic Preservation Office as necessary.**

ATTACHMENT 1 is available here:

http://www.michigan.gov/documents/mdcd/2013_SHPO_form_415073_7.doc

IV-D National Environmental Policy Act (NEPA) Form [Attachment 2]

All activities undertaken with grant funds must comply with the National Environmental Policy Act (NEPA) of 1969 (42 U.S.C. Section 4321 et seq). It is the Recipient's responsibility to acquire all necessary environmental permits to operate in the State of Michigan. **Submit this form with your proposal.**

ATTACHMENT 2 is available here:

http://www.michigan.gov/documents/mdcd/MEO_NEPA_FORM_433885_7.doc